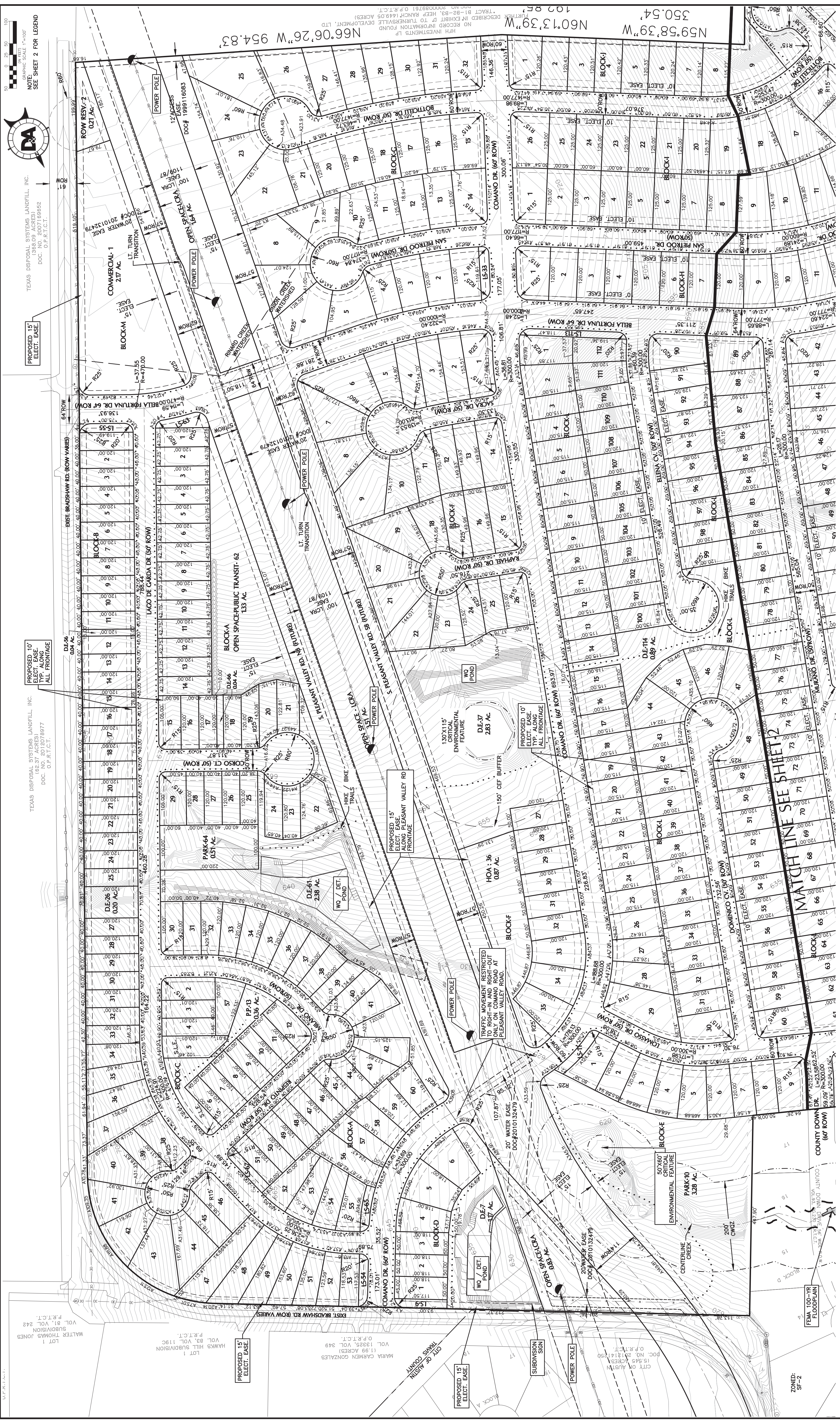


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2017-0235**Z.A.P. DATE:** 11/6/18**SUBDIVISION NAME:** Bella Fortuna**AREA:** 158.2 acres**LOT(S):** 491**OWNER/APPLICANT:** Natural Development Austin, LLC (Eric Willis)**AGENT:** Doucet & Associates (Davood Salek)**ADDRESS OF SUBDIVISION:** Approx. 13300 Bradshaw Rd**GRIDS:** G-10**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** 2-Mile  
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Commercial, Drainage, Landscape, Park**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of the Bella Fortuna Preliminary Plan consisting of 491 lots on 158.2 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov)





**OWNER:** VIEWS AT ONION CREEK, LP  
P.O. BOX 9190  
AUSTIN, TX. 78766  
(512) 301-8888

**ENGINEER:** DAVOOD SALEK  
DOUCET & ASSOCIATES  
7401B HWY 71W, STE 160  
AUSTIN, TX. 78735  
(512) 583-2600

**SURVEYOR:** ED PRINCE  
DOUCET & ASSOCIATES  
7401B HWY 71W, STE 160  
AUSTIN, TX. 78735  
(512) 583-2600

**RELATED PERMITS:** CB/03-0167

**LEGAL DESCRIPTION:**  
VIEWS AT ONION CREEK, LP, OWNER OF THAT CERTAIN 158.2 ACRES OF LAND, OUT OF THE SOUTHWEST 1/4 OF SECTION 36, T11N, R12E, S10E, TRAVIS COUNTY, TEXAS, BEING THE SAME AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #4845300-5951, TRAVIS COUNTY, TEXAS, DATED JANUARY 8, 2016, COMMUNITY # 481026.  
b. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON:  
XXX' M.S.L.

**WATERSHED:**  
THIS SITE IS LOCATED IN THE ONION CREEK AND RIMROD CREEK WATERSHEDS AND IS CLASSIFIED AS SUBURBAN BY THE CITY OF AUSTIN. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

**FEMA FLOODPLAIN NOTE:**  
a. THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #4845300-5951, TRAVIS COUNTY, TEXAS, DATED JANUARY 8, 2016, COMMUNITY # 481026.  
b. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON:  
XXX' M.S.L.

**NOTE:** (MINIMUM FINISHED FLOOR ELEVATION SHALL BE SHOWN INSIDE A BOX ON EACH AFFECTED LOT ON THE FACE OF THE PLAT WITH THE DESIGNATION OF "M.S.L." MEAN SEA LEVEL)

**UTILITY PROVIDERS:**  
WATER: CITY OF AUSTIN  
WASTEWATER: CITY OF AUSTIN  
ELECTRIC: AUSTIN ENERGY  
GAS: TEXAS GAS SERVICE  
PHONE: SBC  
CABLE: TIME WARNER CABLE  
PARK SERVICE: PROVIDER: CITY OF AUSTIN

**BUILDING SETBACKS:**  
SMALL LOT (K 5,750 s/f):  
FRONT = 25'  
REAR = 20'  
SIDE YARD = 5'  
STREET SIDE YARD = 10'  
STREET SIDE YARD = 15'

**SMALL LOTS:**  
BLOCKS "A", "B", AND "C"

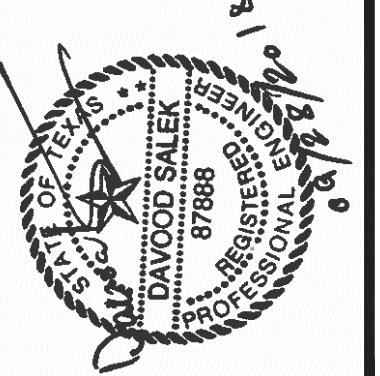
TREE LIST		
Tag #	SPECIES	SIZE
15005	MESQUITE	32"
15007	MESQUITE	27"
15008	OAK	18"
15009	CEDAR ELM	24"
15010	OAK	24"
15011	OAK	18"
15012	OSAGE	28"
15013	MESQUITE	23"
15016	CEDAR ELM	18"
15017	CEDAR ELM	18"

**LOT TYPE LEGEND**  
H.O.A. LOT HOME OWNERS ASSOCIATION  
P.P. LOT PRIVATE PARK  
D.E. LOT DRAINAGE EASEMENT

**LOT TYPE LEGEND**  
H.O.A. LOT HOME OWNERS ASSOCIATION  
P.P. LOT PRIVATE PARK  
D.E. LOT DRAINAGE EASEMENT

**BELLA FORTUNA SUBDIVISION**  
TRAVIS COUNTY, TEXAS  
WITHIN THE CITY OF AUSTIN'S E.T.I.

**PRELIMINARY PLAN**  
BELLA FORTUNA  
AUSTIN, TEXAS

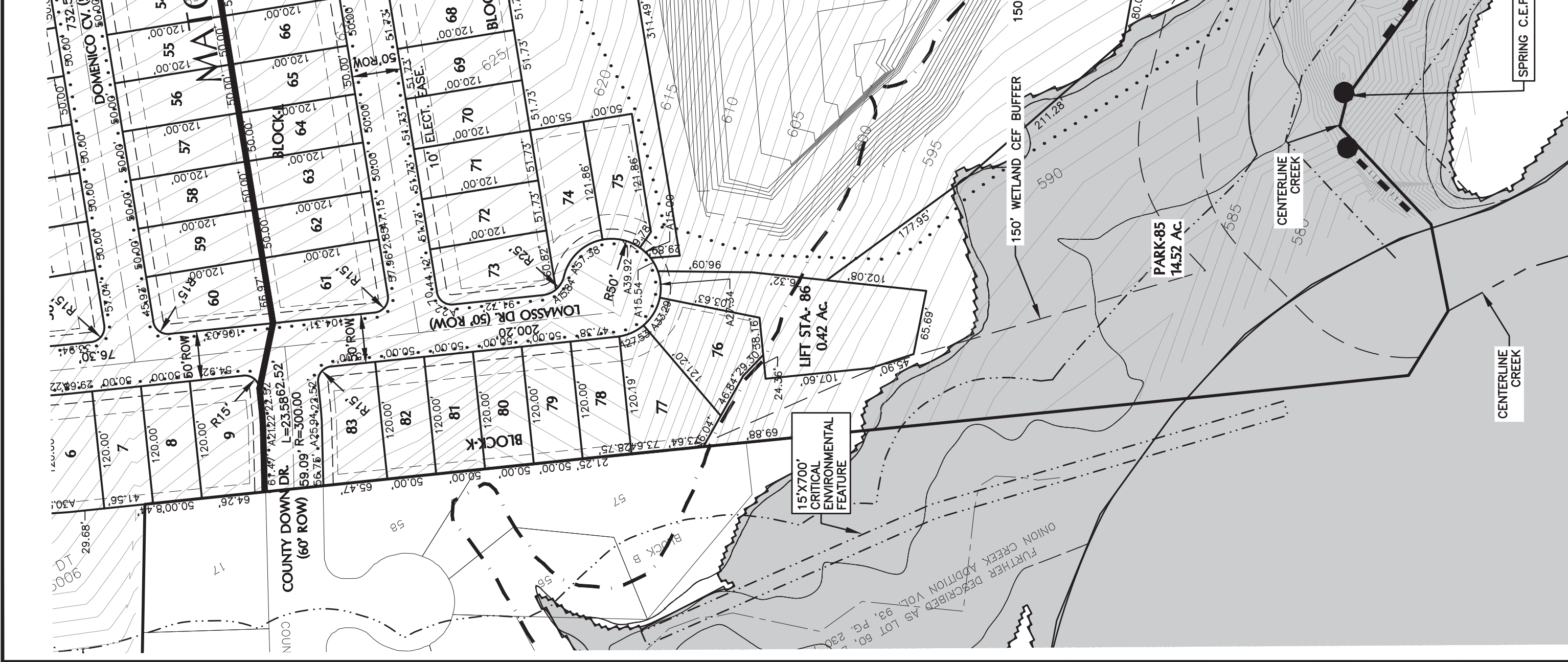


Scale: 1" = 40'  
Designed: BC  
Drawn: BC  
Reviewed: DS  
Date: 09-20-2018  
SHEET  
1  
OF 3  
Project No.: 1701-001  
CB/03-0167

THESE PLANS ARE RELEASED  
UNDER THE AUTHORITY OF  
DAVOOD SALEK,  
TIF#87888, ON 09-20-2018,  
FOR THE PURPOSES OF REVIEW  
AND CONSTRUCTION PRIOR TO  
APPROVAL BY  
THE CITY OF AUSTIN.

**DOUCET & ASSOCIATES**  
Civil Engineering - Easements - Surveying/Mapping  
7401 B Highway 71 W, Suite 160  
Austin, Texas 78735, Phone: (512)-583-2600  
www.doucetengineers.com  
Firm Registration Number: 3937  
Item C-3-90





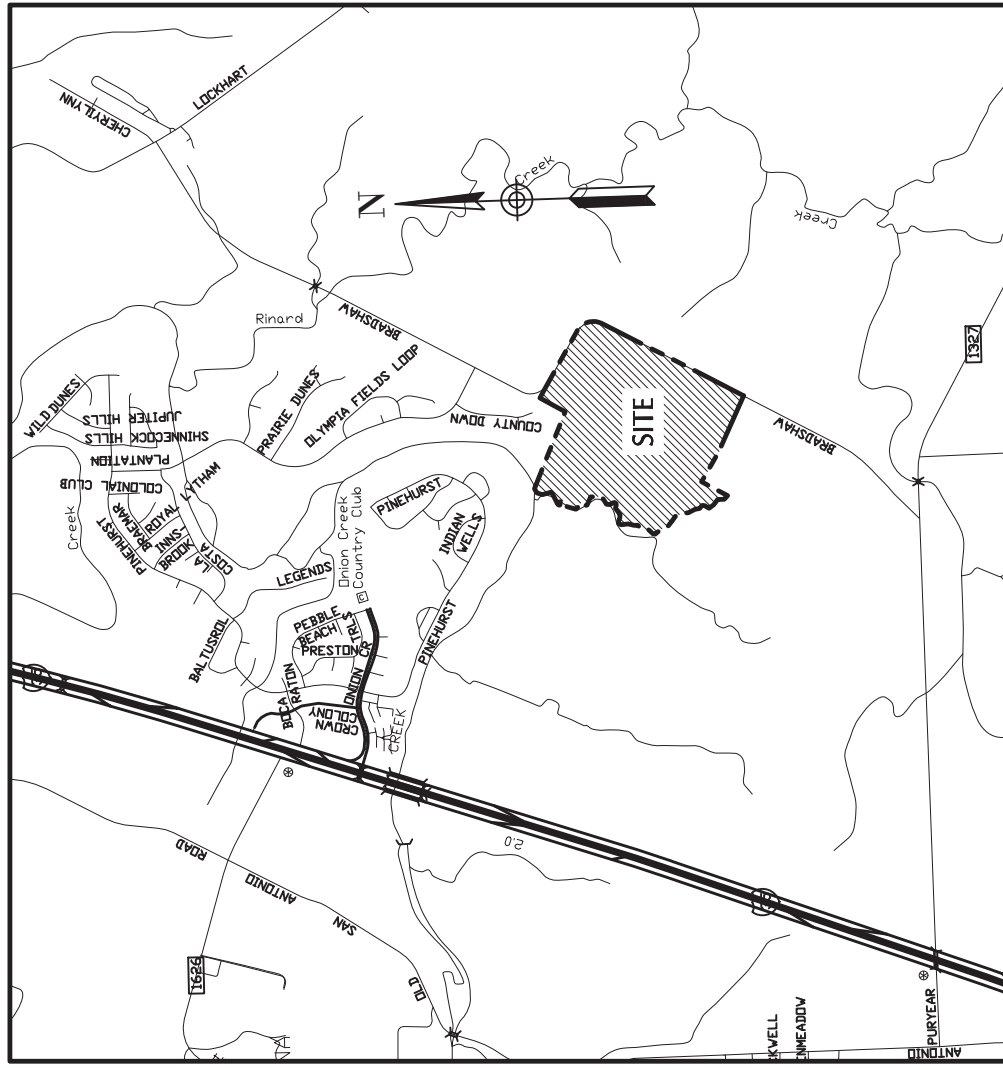
PUBLIC ROADWAY TABLE				
NOTE: ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED WITH CURB & GUTTER				
STREET NAME	R.O.W. & PAVEMENT	CLASSIFICATION	LENGTH	SIDEWALK
BELLA FORTUNA DR.	64' ROW, 44' F-F	NHD, COLLECTOR	2,596 L/F	BOTH SIDES 4' WIDE
BOTTICELLI DR.	50' ROW, 30' F-F	LOCAL STREET	1,290 L/F	BOTH SIDES 4' WIDE
BRADSHAW RD	ROW VARIES, EXIST	RES. COLLECTOR	FRONTAGE	NONE
COMANO DR.	60' ROW, 40' F-F	RES. COLLECTOR	3,108 L/F	BOTH SIDES 4' WIDE
CORSO CT.	50' ROW, 30' F-F	LOCAL STREET	363 L/F	BOTH SIDES 4' WIDE
COUNTRY DOWN DR.	60' ROW, 40' F-F	RES. COLLECTOR	145 L/F	BOTH SIDES 4' WIDE
RESPINIO DR.	50' ROW, 30' F-F	LOCAL STREET	458 L/F	BOTH SIDES 4' WIDE
DOMENICO CV.	50' ROW, 30' F-F	LOCAL STREET	733 L/F	BOTH SIDES 4' WIDE
ELLENIA CV.	50' ROW, 30' F-F	LOCAL STREET	655 L/F	BOTH SIDES 4' WIDE
BOSSO DR.	50' ROW, 30' F-F	LOCAL STREET	1,191 L/F	BOTH SIDES 4' WIDE
12250 BOSSO DR.	50' ROW, 30' F-F	LOCAL STREET	1,191 L/F	BOTH SIDES 4' WIDE
LOUASSO DR.	50' ROW, 30' F-F	LOCAL STREET	1,052 L/F	BOTH SIDES 4' WIDE
MENOTTI CT.	50' ROW, 30' F-F	LOCAL STREET	152 L/F	BOTH SIDES 4' WIDE
MILANO DR.	50' ROW, 30' F-F	LOCAL STREET	489 L/F	BOTH SIDES 4' WIDE
MURANO DR.	50' ROW, 30' F-F	LOCAL STREET	1,618 L/F	BOTH SIDES 4' WIDE
MURANO CV.	50' ROW, 30' F-F	LOCAL STREET	145 L/F	BOTH SIDES 4' WIDE
S.PLEASANT VALLEY RD.	VARIES, 2'-32' F-F	MAJ. ARTERIAL	3,079 L/F	BOTH SIDES 6' WIDE
RAFAEL DR.	50' ROW, 30' F-F	LOCAL STREET	295 L/F	BOTH SIDES 4' WIDE
RAVENNA CV.	50' ROW, 30' F-F	LOCAL STREET	579 L/F	BOTH SIDES 4' WIDE
SACRA DR.	50' ROW, 30' F-F	LOCAL STREET	530 L/F	BOTH SIDES 4' WIDE
SAN PIETRO DR.	50' ROW, 30' F-F	LOCAL STREET	1,453 L/F	BOTH SIDES 4' WIDE
TOTAL:			21,945	

OVERALL SITE DATA TABLE		AREA
TOTAL BOUNDARY AREA		158.17 AC.
R.O.W. RESERVE		0.21 AC.
PLEASANT VALLEY RD. R.O.W.		8.72 AC.
OPEN SPACE - LCKA EASE		5.98 AC.
COMMERCIAL LOTS:	1	217 AC.
OPEN SPACE - PUBLIC TRANSIT LOT:		133 AC.
H.O.A. LOT		0.87 AC.
LIFT STATION LOT		15.28 AC.
RESIDENTIAL LOTS (40'x120')	119	0.42 AC.
RESIDENTIAL LOTS (50'x120')	248	3.967 AC.
RESIDENTIAL LOTS (60'x120')	98	19.71 AC.
TOTAL RESIDENTIAL LOTS:	465	74.66 AC.
PARK AREA:		21.58 AC.
PRIVATE PARK (P.P.) AREA:		0.36 AC.
DRAINAGE EASEMENT(IDE) AREA:		17.90 AC.
LANDSCAPE LOTS AREA:		0.52 AC.
STREET R.O.W.		18,866 (LF)
NUMBER OF BLOCKS:	13	
WALKING TRAIL:	12,700 (LF)	

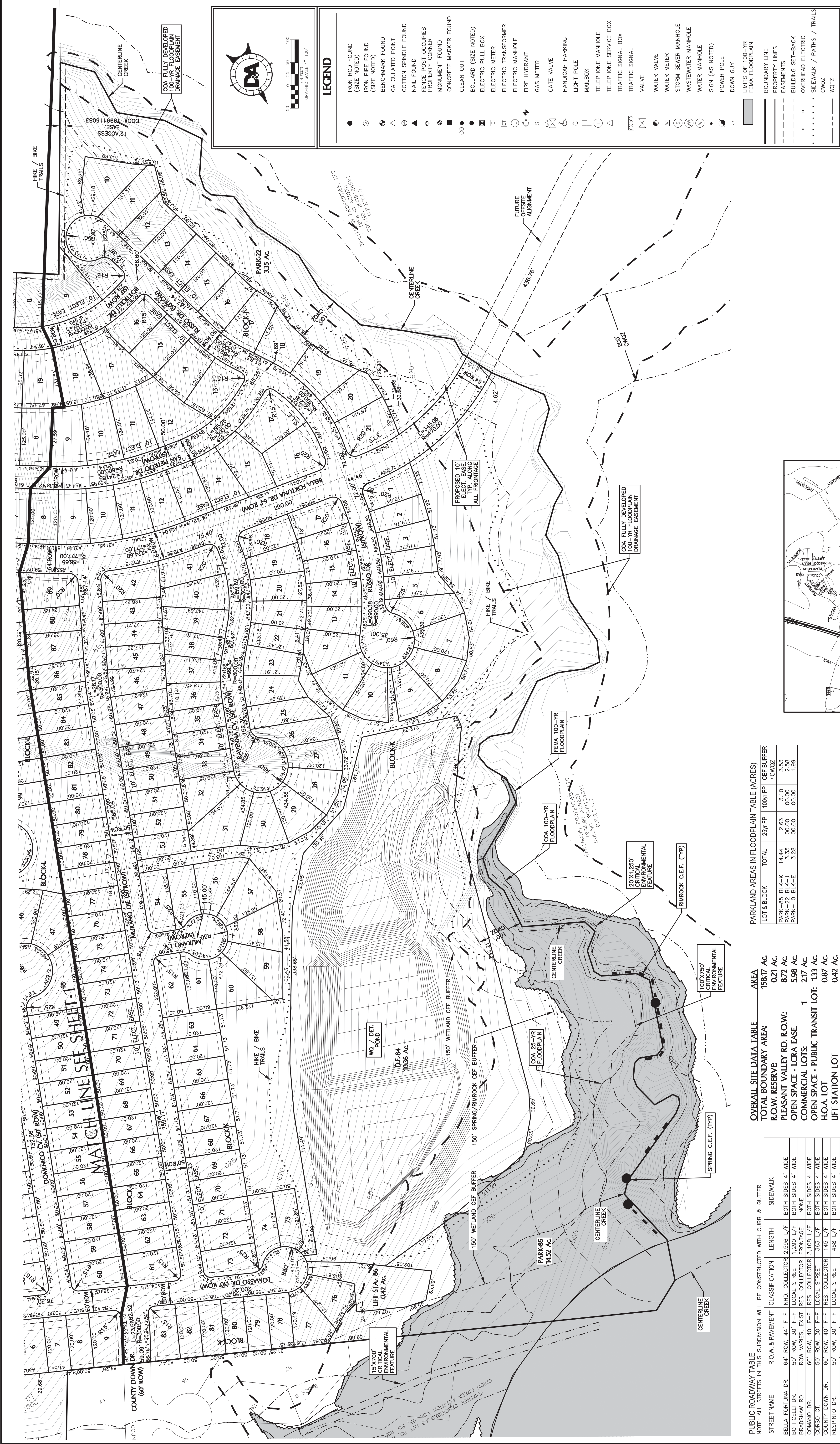
\* CITY OF AUSTIN REQUIRES A MIN. 5,236 AC. OF PARK LAND BASED ON A TOTAL OF 471 RESIDENTIAL LOTS ON 75.65 AC. OF LAND

LOT & BLOCK	TOTAL	25'W FP	100'W FP	CEP BUFFER
PARK-85 BLK-K	14.44	2.63	0.00	0.00
PARK-22 BLK-J	3.15	0.00	0.00	2.58
PARK-10 BLK-E	3.28	0.00	0.00	1.99

PARKLAND AREAS IN FLOODPLAIN TABLE (ACRES)



VICINITY MAP  
1"=3,000'



BELLA FORTUNA SUBDIVISION  
TRAVIS COUNTY, TEXAS  
WITHIN THE CITY OF AUSTIN'S E.T.J.



Scale:	1"=
Designed:	BC
Drawn:	BC
Reviewed:	DS
Date:	09-20-2018

SHEET

2  
OF 3  
Project No.: 1701-001  
C8/2017-0235

PRELIMINARY PLAN-2

BELLA FORTUNA  
PRELIMINARY PLAN  
AUSTIN, TEXAS

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DAYWOOD SALEY, P.E.  
TYPE#09888, ON 09-20-2018,  
FOR THE PURPOSES OF REVIEW  
AND RECORDATION FOR  
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THE CITY OF AUSTIN.

GRAPHIC SCALE 1"=100'

**LEGEND**

- IRON ROD FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- BENCHMARK FOUND (SIZE NOTED)
- CALCULATED POINT
- COTTON SPINDLE FOUND
- NAIL FOUND
- FENCE POST OCCUPIES PROPERTY CORNER
- MONUMENT FOUND
- CONCRETE MARKER FOUND
- CLEAN OUT
- BOLLARD (SIZE NOTED)
- ELECTRIC PULL BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS METER
- GATE VALVE
- HANDICAP PARKING
- LIGHT POLE
- MAILBOX
- TELEPHONE MANHOLE
- TELEPHONE SERVICE BOX
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- VALVE
- WATER VALVE
- WATER METER
- STORM SEWER MANHOLE
- WASTEWATER MANHOLE
- WATER MANHOLE
- SIGN (AS NOTED)
- POWER POLE
- DOWN GUY
- LIMITS OF 100-YR FEMA FLOODPLAIN
- BOUNDARY LINE
- PROPERTY LINES
- EASEMENTS
- BUILDING SET-BACK
- OVERHEAD ELECTRIC
- SIDEWALK / PATHS / TRAILS
- CWQZ
- WQIZ

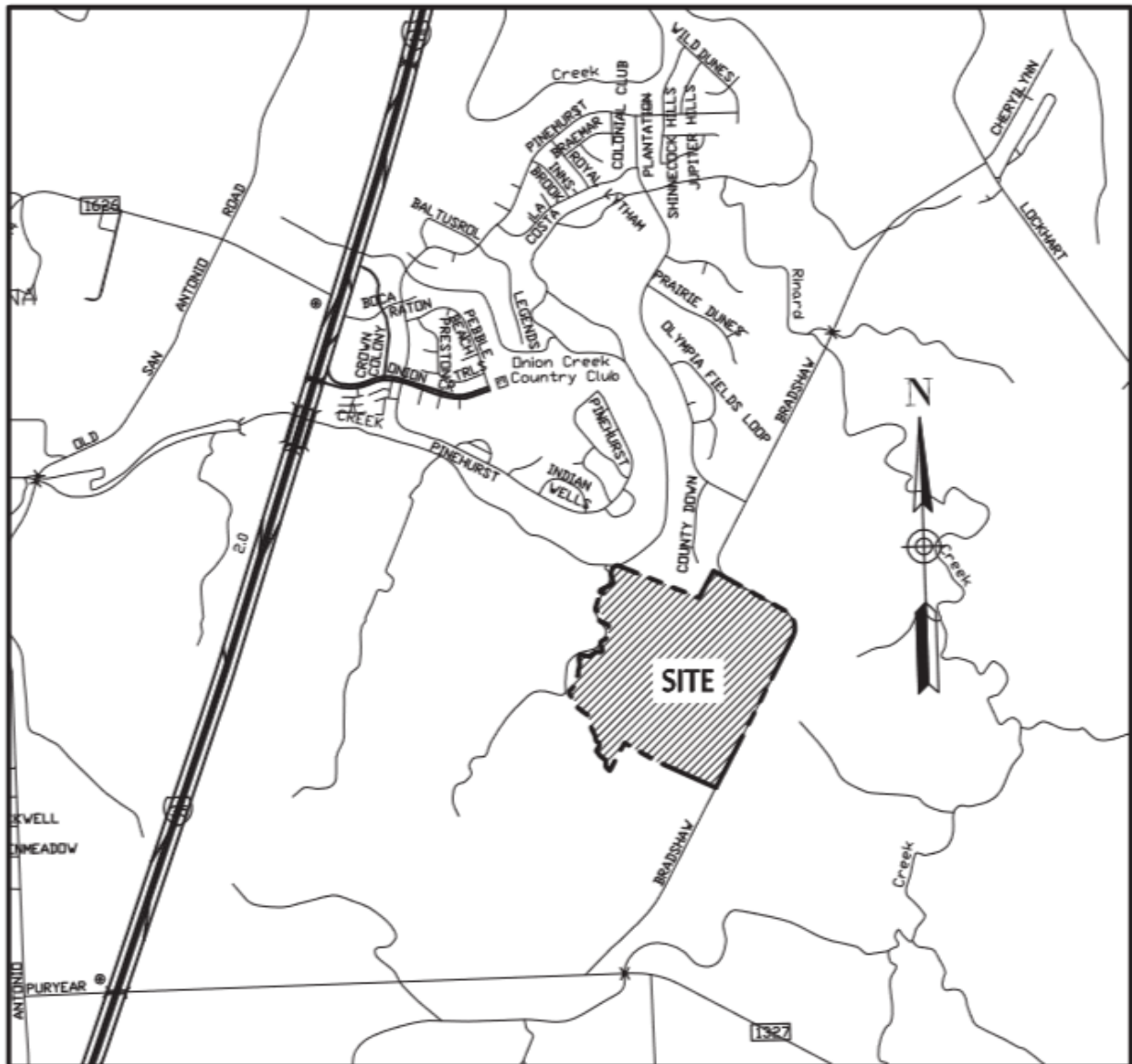






# Bella Fortuna Preliminary Plan

## Location Map



VICINITY MAP